

James Keith Davis and wife, Mina Davis
GRANTORS

WARRANTY

TO

DEED

Tommy W. Watkins and wife, Catherine Y. Watkins
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, James Keith Davis and wife, Mina Davis, do hereby sell, convey, and warrant unto Tommy W. Watkins and wife, Catherine Y. Watkins, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 6, Tara Lakes Subdivision, in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 45, Page 49, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1996 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

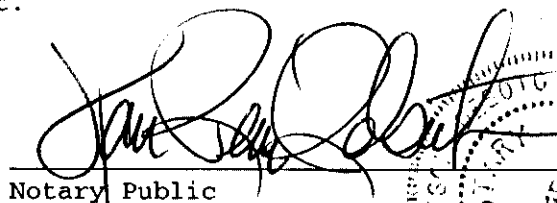
WITNESS OUR SIGNATURES, this the 11th day of October, 1996.

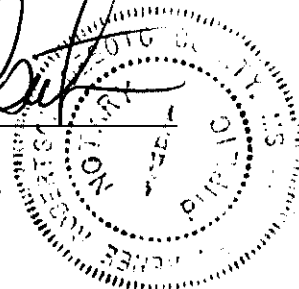

James Keith Davis


Mina Davis

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 11th day of October, 1996, within my jurisdiction, the within named James Keith Davis and wife, Mina Davis, who acknowledged that they executed the above foregoing instrument.


Notary Public



My Commission Expires:

June 18, 2000

GRANTOR'S ADDRESS:
3435 O'Hara Cove
Hernando, MS 38632
Work Phone #: None
Home Phone #: 601-429-6680

GRANTEE'S ADDRESS:
607 Spencer Drive
Brandon, MS 39042
Work Phone #: 206-924-2345
Home Phone #: 601-825-7045

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 5322R0

STATE MS.-DE SOTO CO.
FILED

✓
OCT 16 10 18 AM '96

BK 307 PG 587
W.E. DAVIS CH. CLK.